

The Remedial Objectives (ROs) are the remediation goals to be achieved when implementing the final remedy. The ROs must be stated in the following terms:

- Protect against the loss or impairment of each listed use that is threatened to be lost or impaired as a result of a release of a hazardous substance;
- Restore, replace or otherwise provide for each listed use to the extent that it has been or will be lost or impaired as a result of a release of a hazardous substance;
- Include time-frames when action is needed to protect against or provide for the impairment or loss of the use (how soon is action needed); and
- Include the projected duration of the action needed to protect or provide for the use.

ROs for the Landfill Operable Unit (LOU) (Broadway-Pantano WQARF Site):

- LOU ROs are based on the current and reasonably foreseeable land uses identified by the property owners in the Land Use Study.
- LOU ROs also are generally consistent with the approved municipal land use plans/zoning for the impacted properties (for example, residential or non-residential use).
- One caveat—the LOU ROs are not required to address the loss of land use caused by the fact that it is a landfill (for example, subsidence due to disintegration of organic materials in the landfill).
- The future Feasibility Study must fulfill the ROs (cleanup goals).

LOU RO/RI Report Process

- ADEQ receives proposed LOU Remedial Objectives (ROs) and other written information regarding the ROs from the public at this meeting and during the public comment period (ending Feb 26).
- ADEQ issues the Proposed LOU RO Report for 30-day public comment (expected 3/05/2014-4/03/2014).
- The Proposed LOU RO Report is finalized and included in the Final RI Report as an appendix.
- ADEQ's responses to public submittals/ information and comments are included in the Final RI Report (June 2014).

Commercial properties in the immediate vicinity of the source property are expected to remain commercial, but a change in zoning to mixed use residential/commercial, as occurred with one of the businesses to the south of the source property, is possible.

The former Oliver's Cleaners property is currently being used as a parking lot. The property owner intends to develop the source property as a multiple-story development with both commercial and residential use. COT zoning for this parcel is currently commercial.

2.2 SOIL REMEDIAL OBJECTIVE

Because the former Oliver's Cleaners property is currently, and will for the foreseeable future, be zoned for commercial use, non-residential soil cleanup standards apply. Therefore, the RO for land use at the former Oliver's Cleaners property is:

To restore soil conditions to the remediation standards for non-residential use specified in A.A.C. R18-7-203 (specifically background remediation standards prescribed in R18-7-204, predetermined remediation standards prescribed in R18-7-205, or site specific remediation standards prescribed in R18-7-206) that are applicable to the hazardous substances identified (tetrachloroethene (PCE), trichloroethene (TCE) and cis-1,2-dichloroethene (cis-DCE)). This action is needed for the present time and for as long as the level of contamination in the soil threatens its use as a non-residential property.